

# Pointe Flamingo

4040 SOUTH EASTERN AVENUE, SUITE 320  
LAS VEGAS, NV 89119

**4% Commission  
1,145 RSF**



## Office Specifications

- **4% Commission.**
- Approximately 1,145 RSF Full Service Lease 5 to 10 year term.
- Four enclosed offices, large area for cubicles/ reception area.
- Floor to ceiling windows throughout space.
- C-2 Zoning / Flexible Landlord.
- Retail shops in Business Park: Starbuck's Coffee and Buffet Asia.
- Three story Class A Office Building.
- HVAC during normal business hours and 5 nights janitorial service.
- Two level Parking Garage.
- Centrally Located on the Northeast corner of Flamingo Road and Eastern Avenue.
- On-site property management, leasing, and security.

**FREE RENT**

**Mary Rossetti**

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Ext. 1003

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**Commercial Property Advisors, LLC**

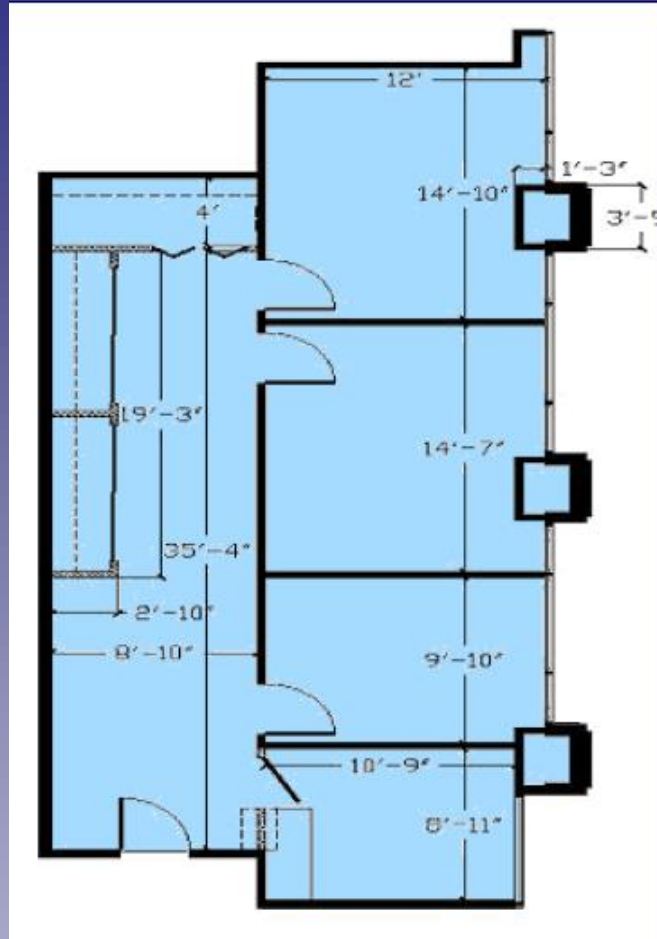
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Traffic Counts: 83,000 cars per day



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